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16 **UNITED STATES DISTRICT COURT**

17 **DISTRICT OF NEVADA**

18 HSBC BANK NATIONAL ASSOCIATION,
19 AS TRUSTEE FOR STRUCTURED
20 ADJUSTABLE RATE MORTGAGE LOAN
21 TRUST 2004-12,

22 Plaintiff,

23 vs.

24 STRATFORD HOMEOWNERS
25 ASSOCIATION; SFR INVESTMENT POOL
26 1, LLC; DOE INDIVIDUALS I-X, inclusive,
27 and ROE CORPORATIONS I-X, inclusive,

28 Defendants.

SFR INVESTMENTS POOL 1, LLC, a
Nevada limited liability company,

Counter-Claimant,

vs.

HSBC BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR STRUCTURED
ADJUSTABLE RATE MORTGAGE LOAN
TRUST 2004-12; U.S. BANK NATIONAL
ASSOCIATION AS TRUSTEE FOR THE
HOLDERS OF TERWIN MORTGAGE
TRUST 2004-18SL, ASSET-BACKED

Case No. 2:15-cv-01259-JAD-BNW

**Order Granting Motion for Default
Judgment against Shu Qiong Xu and Closing
Case**

ECF No. 124

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1 CERTIFICATES TMTS SERIES 2004-18SL;
 2 NATIONSTAR MORTGAGE, LLC, a
 3 Delaware limited liability company; SHU
 4 QIONG XU, an individual,

5 Counter/Cross Defendants.

6 **JUDGMENT BY DEFAULT AGAINST SHU QIONG XU**

7 This matter came before the Court on SFR Investments Pool 1, LLC's ("SFR") renewed
 8 motion for default judgment against Cross-Defendant, Shu Qiong Xu ("Xu"). Having considered
 9 the motion, including the declarations attached thereto, the Court makes the following findings of
 10 fact and conclusions of law:

- 11 1. On August 12, 2015, SFR filed a Cross-Claim (ECF No. 10) for quiet title and declaratory
 relief against Xu ("Cross-Claim") relating to real property located 644 Vincents Dream Avenue,
 North Las Vegas, NV 89031; Parcel No. 124-27-114-065 ("Property").
- 12 2. Xu failed to answer the complaint within the 21-day time limit set forth in FRCP 12. The
 Clerk of the Court appropriately entered a default against Xu on May 3, 2019 (ECF No. 93).
- 13 3. Xu is not incompetent, an infant or serving in the United States military.
- 14 4. SFR submitted credible evidence in support of its renewed motion in the form of
 documents obtained from the Official Records of the Clark County Recorder and declarations
 made under penalty of perjury that demonstrate prima facie grounds sufficient to enter default
 judgment against Xu.

15 NOW, THEREFORE, pursuant to FRCP 55(b)(2), having considered the evidence and
 16 made the foregoing findings of fact and conclusions of law, and finding good cause,

17 IT IS ORDERED, ADJUDGED AND DECREED that Cross-Defendant, Xu, any
 18 successors and assigns, have no right, title or interest in the Property and that SFR is the rightful
 19 title owner.

20 IT IS FURTHER ORDERED that the Motion for Default Judgment [ECF No. 124] is
 21 **GRANTED.**

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